GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Mandapeta Municipality - Change of land use from Industrial land use to Residential use to an extent of Ac.1.99 cents in R.S.No.103/2B, 2C at Mandapeta as applied by Sri Inapakolla Arjuna Chowdary and 3 others – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 131 Dated: 22-03-2019
Read the following:

1. From the DTCP, AP, Guntur, Lr.Roc.No.4537/2017/R1, dt:17.01.2018.
2. Govt. Memo No.1023813/H2/2018, dt:23.02.2018.
3. From the DTCP, AP, Guntur, Lr.Roc.No.4537/2017/R1, dt:27.03.2018.
4. Govt. Memo No.1023813/H2/2017, dt:03.05.2018 & 19.07.2018.
5. From the DTCP, AP, Guntur, Lr.Roc.No.4537/2017/R1, dt:10.07.2018.
6. From the DTCP, AP, Guntur, Lr.Roc.No.4537/2017/R1, dt:16.08.2018.
7. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept., dt:30.06.2012.
8. Govt. Memo No.1023813/H2/2018, dt:27.08.2018.
9. A.P. Extraordinary Gazette No.563, Part-I, dt.28.08.2018.
10. From the DT&CP., Lr.Roc.No.4537/2017/R1, dt.12.11.2018.
11. Govt. Memo No.1023813/H2/2018, dt:20.02.2019.
12. From the DT&CP., Lr.Roc.No.4537/2017/R1, dt.11.03.2019.

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ORDER:-

The Draft variation to the land envisaged in Mandapeta General Town Planning Scheme, issued in reference 8th read above was published in Extra-ordinary Andhra Pradesh Gazette No.563, Part-I, dated:28.08.2018. The Director of Town & Country Planning, AP, Guntur in the reference 5th read above has submitted that, the Commissioner, Mandapeta Municipality has informed that the applicant has paid total an amount of Rs.24,162/- vide Receipt No.05/2018-19/4735, dated:21.05.2018, towards Development/Conversion Charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 10th read above, has submitted that, the Commissioner, Mandapeta Municipality has informed that, they have published the draft variation appendix notification pertaining to change of land use in the Indian Express (English version) and in Eenadu (Telugu version), respectively on 17.09.2018 calling for objections/ suggestions from the general public. On publication of notification, an objection has been received from Sri G. Satyanarayana stating that the draft variation notification is published stating that the applicants are having Ac.1.99 cents in R.S.No.103/2b and 103/2c, apart from the above land the owner i.e., Bikkina Suryanarayana has an extra extent of Ac.1.06 cents in 103/3 in their ownership and they are developing an extent of Ac.3.05 cents by levelling the land. He has stated that the land owner is misleading the authorities by hiding the Ac.1.06 cents and has not mentioned in the application hence causing a huge revenue loss to the Municipality and requested to retain the said land use to safeguard public interest.

3. In the reference 12th read above, the Director of Town & Country Planning, AP, Guntur has stated that the applicants have submitted that they have land in Sy.No.103/2B to an extent of Ac.1.50 cents (Empty land), in Sy.No.103/2C to an extent of Ac.0.49 cents (Empty land) and in Sy.No.103/3B to an extent of Ac.1.06 cents (Empty land) totaling of Ac.3.05 cents and they have applied for change of land use to an extent of Ac.1.99 cents i.e., Ac.1.50 cents in R.S.No.103/2B and Ac.0.49 cents in R.S.No.103/2C (totaling of Ac.1.99 cents) as this is empty land which is feasible for the residential use. Further, stated that, the land to an extent of Ac.1.06 cents in R.S.No.103/3B is being used for growing cattle feed (Pasu Grasamu). Hence, they have applied for change of land use for the remaining land i.e., Ac.1.99 cents and they have decided to develop only Ac.1.99 cents for the residential use.

(P.T.O.)

4. Government after careful examination of the matter has found that there is no validity in objection raised on the proposed change of land use. Accordingly, draft variation issued in the reference 8th read above is hereby confirmed.

5. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 25.03.2019.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada
The Director of Town and Country Planning, AP, Guntur.
The Commissioner, Mandapeta Municipality, Mandapeta, E.G. District.

Copy to:

The individual through the Commissioner, Mandapeta Municipality, Mandapeta, E.G. District.
The District Collector, East Godavari District, Kakinada.
Sf

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Mandapeta General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.481, MA., dated:19.09.2000 and proposed in exercise of the powers conferred by clause (a) under subsection (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.103/2B, 2C to an extent of Ac.1.99 cents of Mandapeta Municipality, Block No.34, Survey Ward No.27 and the boundaries of which are shown in the schedule hereunder and which is earmarked for Industrial land use in the General Town Planning Scheme (Master plan) of Mandapeta sanctioned in G.O.Ms.No.481, MA., dated:19.09.2000 is now designated for Residential land use by variation of change of land use based on the Council Resolution No.97, dated:30.05.2017 and marked as “A to E” in the revised part proposed land use map G.T.P.No.21/2018/R (this revises GTP No.16/2018/R) available in the Municipal Office, Mandapeta Town, **subject to the following conditions that;**

1. The applicant shall construct culvert under supervision of irrigation department.
2. The applicant shall provide 9.00 mt buffer on Southern and Western boundary of the site as the site is surrounded by industrial land use on these two sides.
3. The applicant shall provide 9.00 mt buffer on Northern and Eastern side all along the canal as the canal abutting to the site is more than 10m width.
4. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

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7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing 20'-0'' wide gravel road (20'' wide strip of land belonging to Irrigation Department)

East : Existing 30'-0'' wide C.C. Road (30' wide strip of land belonging to Irrigation Department)

South : Vacant land in R.S.No.103/3

West : Vacant land in R.S.No.103/1

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER